

**MINUTES OF SPRING GROVE BOROUGH
COUNCIL MEETING
February 13, 2023**

The Spring Grove Borough Council met for a special session on February 13, 2023. President Rebecca Stauffer called the meeting to order at 6:08 PM.

BOROUGH COUNCIL PRESENT:

Rebecca Stauffer
Phillip Klocek
Robert Whyland
Kristina Morton
Kevin March
Darrell Ledford
Peter Lombardi

ALSO PRESENT:

Beverly Hilt, Mayor
Scott Miller, Director of Community Development
Zach Gulden, Borough Manager
Nicolle Ruth, Executive Assistant
Peter Ruth, Solicitor

BOROUGH COUNCIL ABSENT:

Kristina Morton

Others Present

Tracy Haper	Patrick Markel	Gerald W.	Dave Zeigler
Shannon Richardson	Debra Markel	Patricia B.	Judith Zeigler
Shawn Carbaugh	Anne Zangara	Blair Boar	Madison C.
John Besone	Nina Ealy	Dona Warner	Jordan Stauffer
Dustin Besone	Scott Strausbaugh	Maryann Warner	Shane Eisenhart
Joe G.	George Hoke Jr.	Becky Roman	Gabriela Calugar
Sarah G.	Merle Arnold	Jennifer Lecrone	Susanne Kline
John Stevens	Calvin Richardson	Tracy Gross	Annalisa Gojmerac
Nicole Vaughen	Danielle McMaster	Doug Hoke	Andrea Velas
Chris Hoke	Ronald Smith	Bryan Munoz	Erin Palmgren
Blair Hoke	Darlene Harner	Nick Dampman	Matthew Gallagher
Alexa Hoke	Leora Wiest	Amber Gerard	Terri Wherley
Jason Bartos	Mike Wiest	Alan Vandersloot	Erica Delp
Holly Seamore	Jodi Byers	Wanda Peterson	Rachel Dulek
Gena Richardson	Tom Byers	Beth Tyson	David B.
Connie Hamilton	Seth Hildebrand	Kelly A.	Megan Lassaro
Tom Long	Paul Nevin	Carroll D.	Nina F.
Hollis Long	Laura Kise	Sharon Vough	Molly McLaughlin
Joann Rohrbaugh	Laura Kise	Hope Vough	Jeff Feeser
Donald Heu	James Waltersdorf	Adam Jacobs	Devin Hoke
Linda Heu	Amy Austin	Ed Stinebert	Sam S.
Kristin Ledford	Rachelle Lowe	Rose Stinebert	Andrew Young
Maggie Ledford	Tom Lowe	Larry Spangler	Wendy Neiman
Christine Reinold	Kyle Dennis	Caleb Barshinger	Denise Hoover
Larry Spangler		Jan Watt	

Invocation and Pledge to the Flag

Purpose of the Meeting

To hear community concerns regarding the future of the Hoke House.

Solicitor

Peter Ruth gave a statement on behalf of the Spring Grove Borough.

As an initial matter, the Borough of Spring Grove (the “Borough”) fully supports the community working with Rutter's to resolve the future of the Hoke House; however, the improvements are not located on property owned by the Borough. As a result, the Borough has very few options available to it after Rutter's filed the demolition permit on January 17, 2023.

The Borough has, by Ordinance, elected to follow the Pennsylvania Uniform Construction Code (the “UCC”) as it relates to the issuance of demolition permits. Section 403.43 of the UCC, applicable to commercial improvements such as the Hoke House, requires the Borough to grant or deny a demolition permit within thirty (30) days of the filed application. If the Borough took no action, the permit would be deemed approved. More importantly, any permit denial must state the specific reasons for the denial, such as non-compliance with the UCC or the Borough Code.

Generally, the applicant applies for the permit and pays a fee established by the Borough. Within the thirty (30) days prior to taking action on the application, the Borough’s building and codes inspection official inspects the improvements proposed to be demolished. If the structure meets all the requirements established in the UCC and the Borough code, the official approves the application and forwards the approved permit to the Borough manager and the applicant. The applicant then has 180 days within which to commence the demolition, or the permit becomes invalid.

In this instance, both the primary and secondary codes officials have inspected the Hoke House and concurred that all requirements have been met. As a result, there is no lawful basis for the Borough to deny the zoning or building permits. Based on the application's January 17, 2023, filing date, the Borough has until February 16, 2023, to issue the permits.

Rutter Representative

General Council for Rutter’s Chris Reed gave a statement on behalf of Rutter’s Corporation.

Public Comment

Tracy Haper spoke in favor of preserving the Hoke House.

Shawn Carhaugh spoke in favor of preserving the Hoke House.

John Stevens spoke in favor of preserving the Hoke House.

Nicole Vaughen spoke in favor of preserving the Hoke House.

Jason Bartos spoke in favor of preserving the Hoke House.

Holly Seamore spoke in favor of preserving the Hoke House.
Gena Richardson spoke in favor of preserving the Hoke House.
Joann Rohrbaugh spoke in favor of preserving the Hoke House.
Danielle McMaster spoke in favor of preserving the Hoke House.
Darlene Harner spoke in favor of preserving the Hoke House.
Mike Wiest spoke in favor of preserving the Hoke House.
Seth Hildebrand spoke in favor of preserving the Hoke House.
Paul Nevin spoke in favor of preserving the Hoke House.
Laura Kise spoke in favor of preserving the Hoke House.
James Waltersdorf spoke in favor of preserving the Hoke House.
Rachelle Lowe spoke in favor of preserving the Hoke House.
Gerald W. spoke in favor of preserving the Hoke House.
Blair Boar spoke in favor of preserving the Hoke House.
Dona Warner spoke in favor of preserving the Hoke House.
Doug Hoke spoke in favor of preserving the Hoke House.
Alan Vandersloot spoke in favor of preserving the Hoke House.
Hope Vough spoke in favor of preserving the Hoke House.
Adam Jacobs spoke in favor of preserving the Hoke House.
Jan Watt spoke in favor of preserving the Hoke House.
Madison C. spoke in favor of preserving the Hoke House.
Shane Eisenhart spoke in favor of preserving the Hoke House.
Gabriela Calugar spoke in favor of preserving the Hoke House.
Susanne Kline spoke in favor of preserving the Hoke House.
Erin Plamgren spoke in favor of preserving the Hoke House.
Matthew Gallagher spoke in favor of preserving the Hoke House.
Rachel Dulek spoke in favor of preserving the Hoke House.
Molly McLaughlin spoke in favor of preserving the Hoke House.
Jeff Feeser spoke in favor of preserving the Hoke House.
Devin Hoke spoke in favor of preserving the Hoke House.
Andrew Young spoke in favor of preserving the Hoke House.

Adjournment

Robert Whyland made a motion to adjourn the meeting. Phillip Klocek seconded the motion. The meeting was adjourned at 7:53 pm

The next meeting is scheduled for February 20, 2023, at 7:00 pm at the Borough building.

Respectfully submitted,
Nicolle Ruth, Executive Assistant